

SUMMARY	
Original Sites	38
No changes previously proposed (Removed from list)	15
Sites previously proposed changes for existing non-conforming developments (Removed from list)	6
Sites removed due to limited redevelopment potential, small parcel site, compatibility issues	11
Remaining/New Sites	7

Evaluation Criteria of Site Characteristics
<b>Ownership Pattern:</b> Single Ownership Only. No Condominiums
<b>Financial Feasibility:</b> Age and condition of buildings. Duration of investment.
<b>Physical Suitability:</b> Large parcels. Available land for new buildings
<b>Neighborhood Compatibility.</b> Access from primary roadways. Compatible adjacent uses.
<b>Natural Resources and Hazards Constraints.</b> No sites along coastal bluff or with environmentally sensitive habitat.
<b>Non-Conforming.</b> Correct non-conforming through allowing existing non-conforming through new written standard rather than rezone.

**RM ZONE PROPERTIES: ALLOWED, BUILT AND PROPOSED DENSITY**

ID	Location	Density				Notes	2025 Updated Reason for Removal or Revision
		Allowed	Built	2024 Proposed	2025 (Pending)		
<b>Northeast Area</b>							
1	Balboa Ave Duplexes	10 du/ac	7 du/ac	20 du/ac	Removed	12,000 sq. ft. typical lots. 2 units per lot now allowed. 5 units per lot permitted at 20 du/ac	Neighborhood compatibility. Ownership Pattern - Duplex
2	Park Ave Avenue Condos	20 du/ac	35 du/ac	40 du/ac	Removed	Legalize built density	Ownership pattern- condo Non-conforming
3	809 Balboa	20 du/ac	25 du/ac	30 du/ac	Removed	Legalize built density	Non-conforming
4	Cabrillo & Balboa	20 du/ac	6 du/ac	20 du/ac	No change	Lower density for buffer/transition to single-family homes on Cabrillo	No change previously proposed. Removed from list.
5	Balboa Fourplexes	20 du/ac	23 du/ac	30 du/ac	Removed	Limit density increase given surrounding single-family homes. Legalize built density.	Physical suitability. Neighborhood compatibility. Non-conforming
6	Park Ave Apartments	10 du/ac	15 du/ac	40 du/ac		Large opportunity site. Incentivize redevelopment with high density	

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		Allowed	Built	2024 Proposed	2025 (Pending)		
7	Grove Lane	10 du/ac	17 du/ac	10 du/ac	No change	Coastal hazards. No density increase.	No change previously proposed. Removed from list.
<b>North Central Area</b>							
1	Capitola Mansion	15 du/ac	34 du/ac	40 du/ac	Removed	Legalize built density	Non-Conforming. Ownership pattern. Condos
2	West side Capitola Ave, Hill St. to Capitola Ct.	15 du/ac	6 du/ac	15 du/ac	No change	Single-family homes. Keep existing maximum density	No change previously proposed. Removed from list.
3	900-912 Capitola Ave	15 du/ac	14 du/ac	30 du/ac		Capitola Terrace and 900 Capitola Ave apartments.	
4	MF-L area accessed from Hill St.	10 du/ac	10 du/ac	20 du/ac	Removed	Small lot redevelopment opportunities. One unit now allowed on 7,000 sq. ft. lot; 3 units at 20 du/ac	Physical suitability. Neighborhood Compatibility/roads
5	West side Capitola Ave, Hill St. to Pine St	15 du/ac	15 du/ac	20 du/ac	Removed	Existing duplexes	Physical suitability. Neighborhood Compatibility/roads
6	Hill to Pine to Block	15 du/ac	7 du/ac	30 du/ac	Removed	Intensification opportunities on lots with single-family homes	Physical suitability. Neighborhood compatibility/roads
7	Rosedale Apartments	15 du/ac	21 du/ac	30 du/ac		Large apartment complex. Potential for additional units.	
8	Bay Ave Senior Housing	15 du/ac	23 du/ac	40 du/ac	Removed	Large senior housing complex. Potential for additional units.	Financial feasibility Nonconforming
9	West side Capitola Ave, south of Pine St	15 du/ac	29 du/ac	30 du/ac	Removed	Legalize built density	Non-conforming. Ownership pattern: condo.
10	505 Pine	15 du/ac	13 du/ac	30 du/ac	Removed	Nine built units. 30 du/ac would allow 15 units on half-acre site	Physical suitability
11	Pine/Rosedale/Plum	15 du/ac	7 du/ac	30 du/ac	Removed	Small lot redevelopment opportunities. 3 units now allowed on 11,000 sq. ft. lot; 7 units at 30 du/ac	Physical suitability.
12	501 Plum	15 du/ac	38 du/ac	40 du/ac	Removed	Legalize built density	Non-conforming

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13	Plum/Rosedale/Bay	15 du/ac	12 du/ac	15 du/ac	No change	Maintain existing density as buffer/transition to surrounding single-family neighborhoods	No change previously proposed. Removed from list.
14	Center Street	10 du/ac	16 du/ac	20 du/ac	Removed	Legalize built density	Non-conforming
<b>Capitola Village</b>							
1	Village	10 du/ac	17 du/ac	10 du/ac	No change	Maintain existing maximum density due to parking and circulation challenges	No change previously proposed. Removed from list.
2	221 Central	10 du/ac	64 du/ac	10 du/ac	No change	Maintain existing maximum density due to parking and circulation challenges	No change previously proposed. Removed from list.
<b>Northwest Area</b>							
1	2050-2114 Wharf Road	10 du/ac	10 du/ac	10 du/ac	No change	No further development potential due to environmental constraints on site	No change previously proposed. Removed from list.
2	Cape Bay Colony	10 du/ac	10 du/ac	20 du/ac	Removed	Condominiums – redevelopment unlikely	Ownership pattern: All but one site includes condominiums with limited redevelopment potential.
3	Clares/46 <sup>th</sup> /Grace Clares & 46th Capitola Cove	15 du/ac 15 du/ac 15 du/ac	18 du/ac 19 du/ac 18 du/ac	30 du/ac		Apartment properties with intensification potential	The original area was split into two areas. The smaller sites in-between were removed. Two developments remaining, now shown as Areas 4 and 5.
4	Clares/42nd/46 <sup>th</sup> /Grace	15 du/ac	17 du/ac	30 du/ac	Removed	Condominiums – redevelopment unlikely	Ownership pattern: Condos
5	Clares/42 <sup>nd</sup> /Pearson	15 du/ac	14 du/ac	30 du/ac	Removed	Redevelopment potential on lots with single-family homes. At 30 du/ac, 4 units possible on 6,000 sq. ft. lot	Physical suitability.
6	Capitola Gardens	10 du/ac	12 du/ac	30 du/ac		Large property with potential for additional units	

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7	Dakota Apartments	20 du/ac	18 du/ac	20 du/ac	No Change	Narrow parcel, additional units unlikely	No change previously proposed. Removed from list.
8	Axford Road	10 du/ac	9 du/ac	10 du/ac	No change	Single-family homes part of neighborhood extending into County	No change previously proposed. Removed from list.
9	Landing at Capitola	20 du/ac	18 du/ac	40 du/ac		Large parcel on Capitola Road close to Mall	
10	2205/2215 Wharf Road	10 du/ac	10 du/ac	10 du/ac	No change	No density increase.	No change previously proposed. Removed from list.
<b>Southwest Area</b>							
1	1505 42 <sup>nd</sup> Avenue	15 du/ac	15 du/ac	15 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
2	NW corner Brommer 38 <sup>th</sup>	15 du/ac	13 du/ac	15 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
3	NE corner Brommer 38 <sup>th</sup>	20 du/ac	12 du/ac	20 du/ac	No change	Condominiums – redevelopment unlikely	No change previously proposed. Removed from list.
4	1098 38 <sup>th</sup> Ave	15 du/ac	27 du/ac*	30 du/ac	Removed from list	Match density of approved affordable housing project.	Affordable housing project approved for site. Removed from list.
5	Opal Cliff Drive	15 du/ac	29 du/ac	15 du/ac	No change	Coastal hazards	No change previously proposed. Removed from list.